



Wednesday, December 18, 2024
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. December 11, 2024

2. Concept Review

A. BIRCHETT PROPERTY CONCEPT.

B. HOLLOW ACRES CONCEPT.

3. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
December 11, 2024

Staff Members Present: **Cory Pierce**, Public Works Director; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **Kasey Woodard**, Community Development Secretary; **Ian Bunker**, Associate Planner; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner**, Fire Marshall.

Citizens Present: Cody Brazell, Andrade Christensen, Gavin West, Bruce Fallon, Jeff Palmer, Josh Soto, Shay Smith.

Cory Pierce called the meeting to order at 10:00 a.m.

MINUTES

December 4, 2024

Vaughn Pickell **moved** to approve the minutes of December 4, 2024.

Dave Anderson **seconded** and the motion **passed** all in favor.

SITE PLAN

CANYON CREEK PHASE 7 LOT 1

Brandon Snyder provided a brief overview of the proposal and stated there are few outstanding items from Engineering and Power.

Byron Haslam stated there is an LSTMP that needs to be completed and stated that this will need to be added as a condition of the approval.

Dave Anderson asked if this has to do with storm drain concerns and it was stated that yes this is regarding long term storm drain maintenance plans.

There was a brief discussion regarding the storm drain that would apply to the whole development.

Cody Brazell stated their property management group and their legal team are working together to address this as quickly as possible.

Dave Anderson asked what the next phase of the development would be and it was stated that the next phase will be the development of the hotel.

Jake Theurer instructed the applicant to work with the Power Department on the development of the area so that the Power Department will be able to anticipate the power needs for the development.

Dave Anderson **moved** to approve the proposed Canyon Creek Phase 7 Lot 1 Site Plan based on the following finding and subject to the following conditions:

Finding:

1. That the proposal is consistent with the City's General Plan Land Use Map Designation.

Conditions:

1. That the applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any unresolved redlines prior to scheduling a pre-construction meeting.
3. That prior to any additional building permits being issued for new buildings in the Canyon Creek development, that a long-term storm water maintenance plan be approved and executed by the City.

Jered Johnson **seconded** and the motion **passed** all in favor.

ZONE CHANGE

ANDY RIDGE ZONE CHANGE

Brandon Snyder stated the applicant is looking to construct a standard subdivision and he stated the next item will be the Preliminary Plat. He stated the lots will range in sizes, and that the existing home will remain on a lot. He stated that access will be provided through the arrowhead subdivision. He stated there is a significant grading change that will require a grading plan to be submitted with the Final Plat to the City for staff review. He stated that the Preliminary Plat will be subject to approval from the City Council approving the Zone Change.

There was discussion regarding the changes in grading.

Andrade Christensen approached the podium to speak briefly about the grading and stated there should not be a large difference in grading and staff instructed the applicant to supply a grading plan.

Dave Anderson stated there are remaining issues with the Arrowhead Subdivision that need to be resolved before this connection can take place. He wants these concerns to be addressed before so there are not surprises with the Andy Ridge development.

Cory Pierce asked Marcie Clark if there are any large utility concerns that need to be addressed and there were no concerns discussed. He stated that he does not have any major concerns but asked if there will be any improvements made with the residential home that will remain and it was stated that no improvements to Quail Run are anticipated.

Brandon Snyder feels that if the residential home is ever torn down that lot 5 will likely be further subdivided due to its size.

Vaughn Pickell **moved** to recommend the approval of the proposed Andy Ridge Zone Change to City Council based on the following finding and subject to the following conditions:

Finding:

1. That Spanish Fork is prepared to provide services that the proposed Zone Change would require.
2. That the proposal is consistent with the City's General Plan Land Use Designation of Low Density.
3. That this proposal is designed with local streets that are discontinuous, but well connected, creating a pattern to discourage through traffic (Spanish Fork City General Plan Land Use Policy A.3.2).

Dave Anderson seconded and the motion passed all in favor.

PRELIMINARY PLAT

ANDY RIDGE SUBDIVISION

There was a brief discussion stating there will need to be additional fencing discussions held with the final plat.

Dave Anderson moved to recommend the approval of the proposed Andy Ridge Subdivision Preliminary Plat based on the following finding and subject to the following conditions:

Finding:

1. That the proposal is consistent with the City's General Plan Land Use Designation of Low Density Residential.

Conditions:

1. That the applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the City Council approves a Zone Change from R-R to R-1-12.
3. That the applicant addresses any red-lines.
4. That the frontage of lot 5 on the cul-de-sac be treated like a front setback for purposes of landscaping, fencing and any other setback related requirements.

John Little seconded and the motion passed all in favor.

CONCEPT REVIEW

CANYON GATE RETAIL PAD

Bruce Fallon approached the podium to present the proposal. He stated this is the last piece to the development of the area. He stated there were a couple issues regarding parking stalls on the south. He stated they have evaluated parking on the uses and will try to accommodate the requirement.

There was a brief discussion regarding the drive aisle for Little Caesars and it was stated this area will be 36 feet wide which should accommodate the drive thru. Further discussion

ensued about the access to the pad. The applicant was directed to coordinate finishing improvements with the parcel to the north.

Jason Turner expressed concern over the accessibility of the site for EMS services.

Cory Pierce suggested that the applicant work with City staff to address these concerns with the drive aisle.

Dave stated there does need to be coordination with the City to delineate the drive aisle with Little Caesars.

Staff expressed excitement over this last piece to the Canyon Gate retail development being completed finally.

Cory Pierce wanted to inform the applicant that there needs to be some clarification on who would be the responsible party for providing sewer and utility maintenance to the site so that it does not impact any of the neighboring properties.

HOLLOW ACRES RESIDENTIAL

The applicants were not able to be present and asked for the item to be continued to a later date.

Staff held a brief discussion on the overview of the proposed concept plan.

TOC OFF-SITE INFRASTRUCTURE IMPROVEMENTS

Jeff Palmer approached the podium to present the proposed improvements. He stated they understand it is not currently part of the City's limits at this time but stated that with the City's Master Plan, this area will be annexed into the City in the future. He stated that these improvements would take place when these areas are in the City limits. He stated these would provide connection into utilities that are currently at dead ends. He then addressed some of the staff's provided comments.

Cory Pierce asked if these improvements match the City's Master Plan and Byron Haslam stated they do. There was a brief discussion regarding water usage and it was stated that the City will need additional information regarding this usage.

Dave Anderson stated that until the interchange is imminent, the City is hesitant for any type of development in this area. He feels that the applicant is way ahead of the game as there is no anticipated development for this area until about 2026.

Jeff Palmer stated they will be in touch with the City and Clayton Rackham on this progress with the interchange.

It was stated that the City does not plan to annex this area until the development of the interchange is imminent.

Dave Anderson moved to adjourn the meeting at 10:49 a.m.

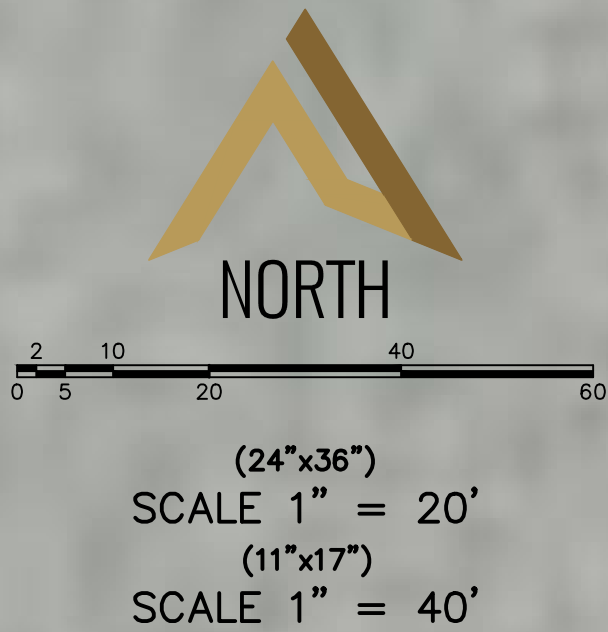
Adopted:

Kasey Woodard
Community Development Division
Secretary

PARKING STALL PROVIDED=24
BUILDING SF=19,200
1STALL/800 SF

BUILDING
19200 SF

900 WEST



BRICHETT PROPERTY



ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-0565
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

CONCEPT PLAN

SPANISH FORK, UTAH

SHEET NO.

1

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
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1			



WPI ENTERPRISES

5457 W. 11000 N. STE 200
HIGHLAND, UTAH 84003
801-467-7000

Spanish Fork City – Concept Overview

Fall - 2024

Hollow Acres
Size: 9.88 Acres

Address: SEC of 2250 East (S.F. Parkway) & 400 North

Adjacent to Maple Mountain High School

Dear Spanish Fork City,

Thank you in advance for your time and consideration of our proposal to develop the Hollow Acres Parcel at the SEC of 2250 East (S.F. Parkway) and 400 North near Maple Mountain High School.

The material provided should amply describe the issues at hand along with a sufficient concept proposal that will result in the best benefit to the surrounding community. We look forward to elaborating on our intention and vision for this piece of land and will welcome your feedback.

The landowner has asked us to solve the inherent challenges associated with the development of the Hollow Acres Parcel. We have attempted to model several different solutions over the past couple of years. In the end, we have concluded that there is no way to develop this parcel under the criteria associated to the R-1-12 requirements.

The following data points are some of the primary constraints:

- The R-1-12 zone requires 12,000 s.f. lots with at least 100' in both depth and width. *(See Exhibit "A")*
- The Hollow Acres parcel is 9.88 total acres on the SEC of the intersection of two collector class roads. After accounting for the Rocky Mountain Power easement, the expanded ROW for UDOT, the Spanish Fork Parkway, and the frontage along 130 North, the net acreage is 6.61 acres.
- Hollow Acres, as a corner parcel, is required to incur the development costs to improve the ROW on the West and North sides of the parcel as well as the Power Line Easement area under the established design standard, resulting in development costs that are significantly higher than the market value of the parcel. *(See Exhibit "B")*
- The R-1-12 zone requires lot sizes that call for proportionately designed single-family homes. This size and caliber of home, with today's constructions costs, puts the property in a price category that is cost prohibitive to the market. Our experience is that buyers who are able to afford a 12,000+ s.f. lot with the associated home designed for it, are not willing to make such an investment adjacent to a power line corridor and at the intersection of two collector class roads. *(See Exhibit "C")*

***** Conclusion: The parcel is not developable and will remain unimproved with no benefit to the city or the adjacent neighborhoods for the foreseeable future. The only way to develop this property is to consider it as a unique parcel with particular restraints that will require alternative zoning.***

Exhibit “A” – Hollow Acres design under current R-1-12 zoning criteria

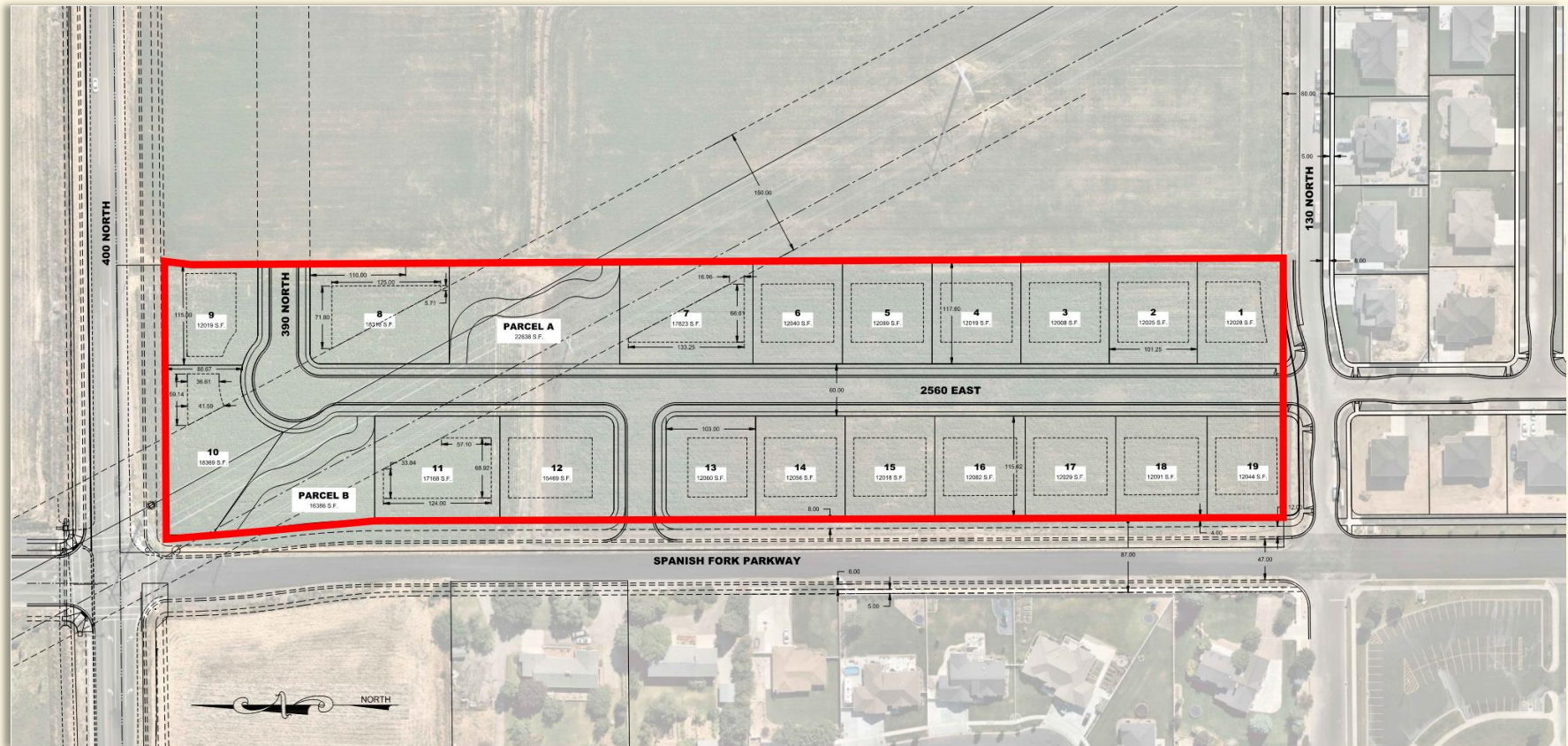
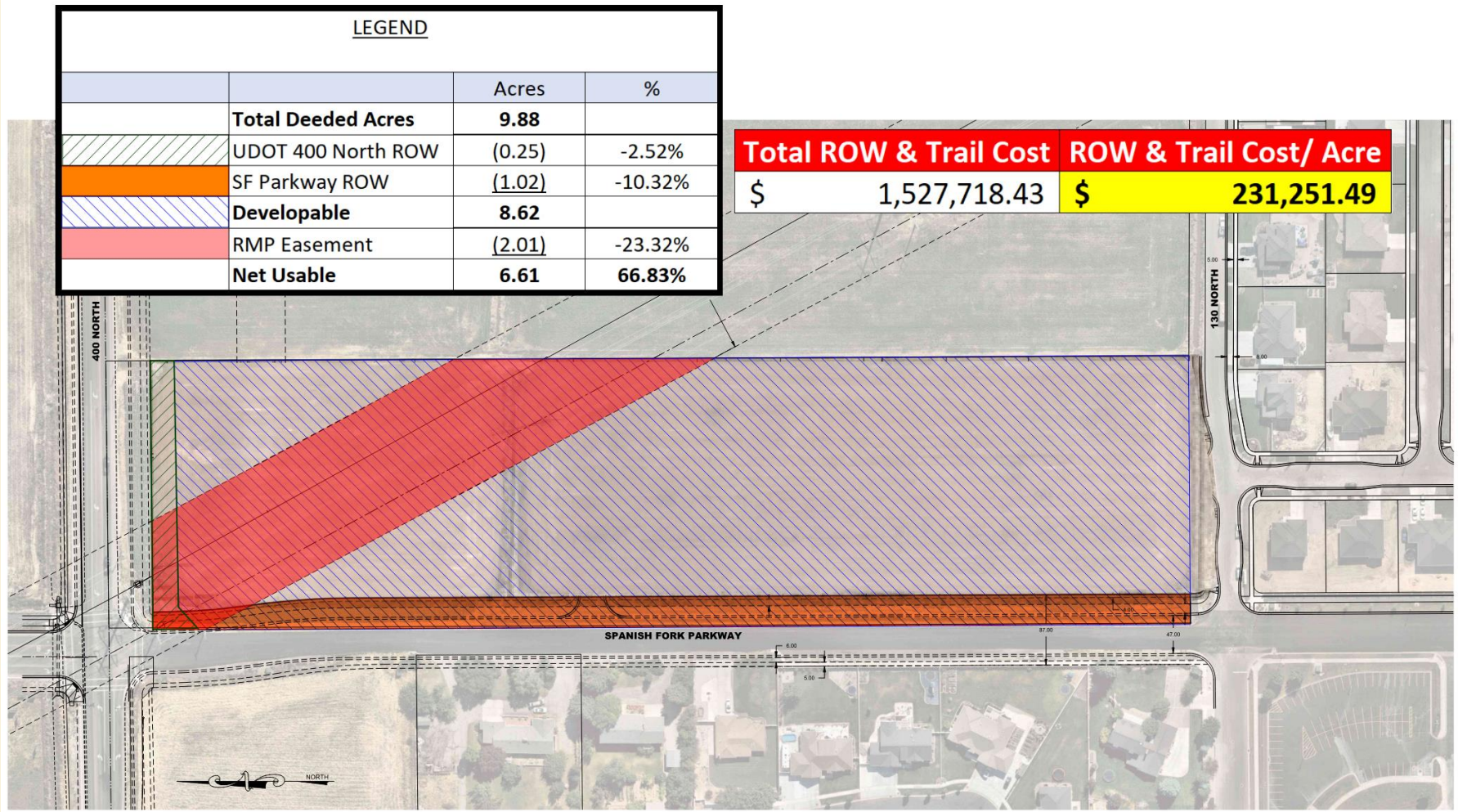


Exhibit “B” – Hollow Acres Initial Challenges



** The overburden doubles the cost over the marketable land value

Exhibit “C” – Hollow Acres proximity to existing transportation classifications



** Hollow Acres is positioned at a collector class intersection between 400 North (Hwy 147) and 2250 East (Spanish Fork Parkway)

The solution to successfully develop the Hollow Acres Parcel will be based on an appropriate rezoning of the property. The end result will benefit the city, the landowner and the surrounding neighbors.

Spanish Fork has done an outstanding job at community development with diverse housing types that create vibrant residential neighborhoods and enhance citizen lifestyle. Our goal is to develop the Hollow Acres Parcel with a refreshing, classy, and diverse look to community design that will bridge the gap between several categories of buyer demographics, budgets and market demand for reasonable yet quality housing, with entry level housing below \$400k.

Primary Benefits to Spanish Fork City: *(Developer paid versus public)*

- Development and continuation of Spanish Fork Parkway to 400 North *(West property border)*
- Development and continuation of 400 North *(North property border)*
- Attractive development of 130 North *(South property border)*
- Expansion of three trail systems (Spanish Fork Parkway, 400 North and over the RMP corridor easement *(See Exhibit "D")*)

Primary Benefits to Adjacent Neighborhoods:

- Enhanced property values with a classy new community as their neighbor
- First class designs with market relevant color schemes and product textures
- Immaculate streetscapes - HOA Managed
- Diversity in product types and styles

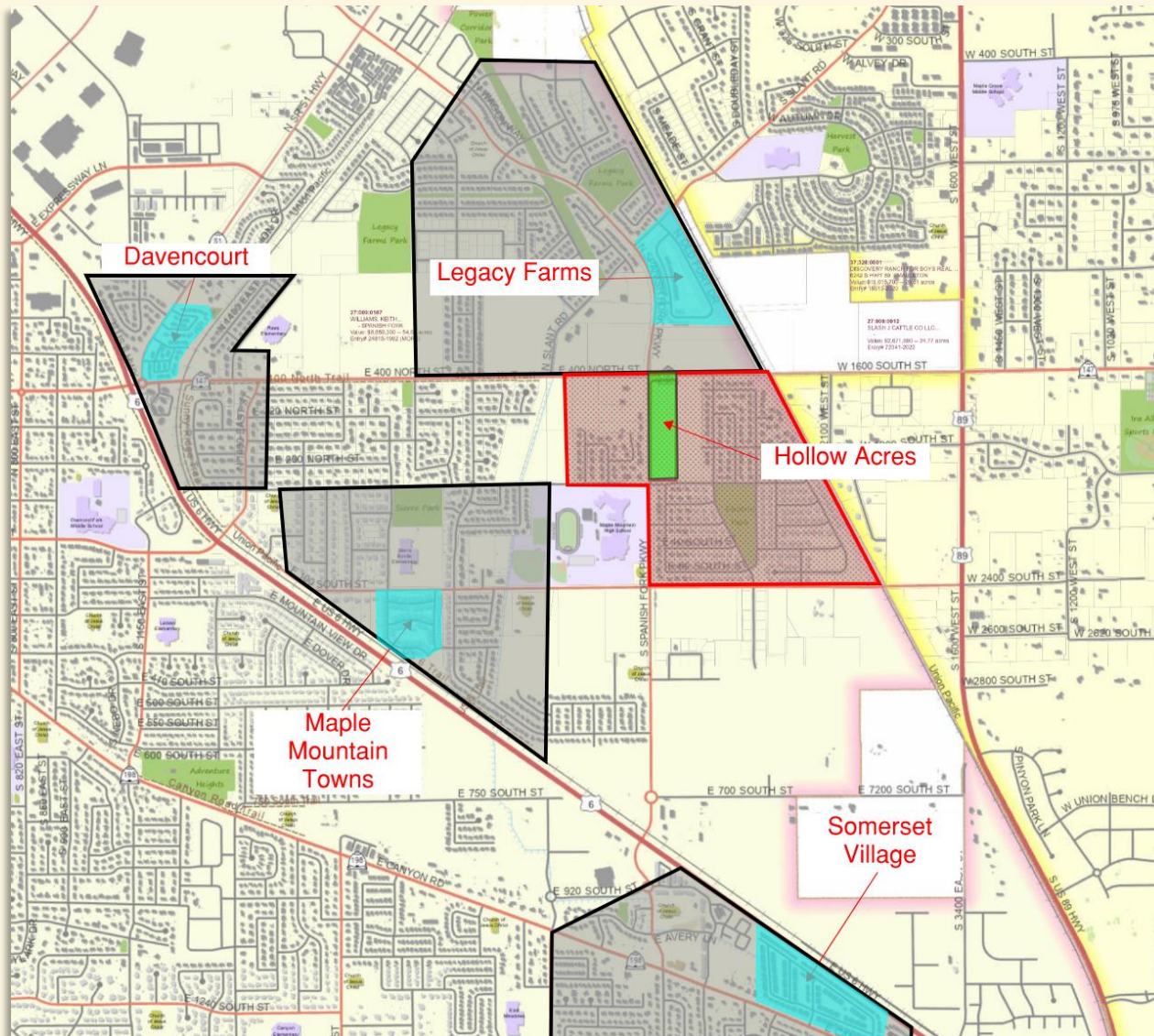
Our Request:

A zone change to the Hollow Acres Parcel from R-1-12 to R-3. Successful communities with higher density guidelines are already functioning nicely in the surrounding areas while being feathered into a greater footprint of lower density communities as a diverse compliment. We are requesting a zone to allow the same the Hollow Acres Parcel. We will bring a new vibrance and energy to the immediate neighborhoods adjacent and the others surrounding. *(See Exhibit "E")*.

Exhibit “D” – Hollow Acres proximity to the City’s Master Planned Trail System



NORTH



Each of the higher density areas within the communities identified in Exhibit “E” are based on just one product – Townhomes.

Our zone change request would accommodate some townhomes, but we request the development latitude to creatively use that density to integrate multiple design concepts and one overall theme that encompasses several product types within one overarching design. This approach maintains a relevant color scheme, product quality and textures that reflect current market relevance. The community will maintain a timeless design that will maintain quality and relevance for years to come. By offering a variety of products and several price points, Hollow Acres will attract a healthy and diverse audience.

This type of community has already been successfully launched locally and is easy to preview in Lehi near the new Primary Children's Hospital as well as in Highland, just south of Lone Peak High School.

Concept Community Highlights:

- 4 product types: S.F. Scandinavian Homes, S.F. Cottage Ramblers, Twin Homes & Townhomes
- 5 – 8 entry price points
- Dedicated lifestyle and open space
- The continuation of multiple segments of the Spanish Fork Trail System
- Tight CC&R's and HOA Managed to ensure consistent quality of community appearance

We are confident that we can target price points that are appealing to the demand of the market in each product category. One of our ambitions is to provide a home that will start under \$400k while maintaining the highest build quality and tasteful design.

- Townhomes: Starting at ~\$395k
- Twin Homes: Starting at ~\$425k
- Single Family Cottage Ramblers: Starting at ~\$575k
- Single Family Scandinavian: Starting at ~\$595k

The following slides include:

- Community & Home Concepts from actual local nearby communities
- Exhibit “F” – A revised plat for Hollow Acres

COMMUNITY CONCEPTS



HOME & COMMUNITY CONCEPTS



HOME CONCEPTS



Exhibit “F” – Hollow Acres Concept Plan



Housing Types:

- ~18 Townhome Units: **\$395k - \$495k**
- ~ 24 Twin Units: **\$425 - \$600k**
- ~10 SF Cottage Units: **\$575 - \$695k**
- ~ 41 SF Scandinavian Units: **\$595k - \$750k**

9.88 Total Acreage

DU: ~9.413